

**Place:** Raymond High School; Media Center  
**Call to Order:** 7:00 p.m.

**Members Present:** Jonathan Wood, Chairman; Carolyn Matthews, Vice Chairman; Doug Vogel, Secretary; Bill Hoitt, Board of Selectmen Ex-officio; Gretchen Gott; Bill Cantwell; Jim Kent; Don Hedman, Alternate.

**Staff Present:** Ernest Cartier Creveling, Community Development Director; Robert Price, Planning Technician.

### **Pledge of Allegiance**

### **Approval of Minutes**

Members Seated for Approval of Minutes: Jonathan Wood; Carolyn Matthews; Doug Vogel; Bill Hoitt; Gretchen Gott; Bill Cantwell; Jim Kent.

MOTION: Mr. Cantwell made a motion, seconded by Mr. Vogel, to approve the minutes of January 20, 2011 as drafted. The motion carried with a vote of 6-0-1, with Mr. Hoitt abstaining.

MOTION: Mr. Cantwell made a motion, seconded by Mr. Vogel, to approve the minutes of February 03, 2011 as drafted. The motion carried with a vote of 6-0-1, with Mr. Kent abstaining.

### **Work Session – Zoning Impact of Mottolo Water Line**

Members Seated for this Discussion: Jonathan Wood; Carolyn Matthews; Doug Vogel; Bill Hoitt; Gretchen Gott; Bill Cantwell; Jim Kent.

Mr. Cartier Creveling stated staff needs guidance from the Planning Board as to what they want to see moving forward. He stated the Board can do something along the lines of a corridor study to see what kinds of traffic Route 102 can handle, if the Board has certain uses in mind. He noted the choices are to leave things as they stand; eliminate the density awards which are granted when water service is provided to residential properties; look at changing the zoning in the area to another existing zone or to develop a new performance overlay zoning district.

The Board spent the allotted time fielding questions and comments from residents. The nature of these questions was general information about the water line and its construction. The Board could not definitively answer many of these questions, as final engineering has not yet been completed. In several cases, residents were asked to bring their questions to either the Public Works Director, or to the Board of Selectmen.

Mr. Wood asked those in attendance to think about what types of uses they would like to see along Route 102, and what types of uses they would like to see prohibited. He also asked people to communicate with their neighbors in an effort to get more people to attend the next meeting.

Mr. Wood noted that the next meeting would be held on March 17, 2011.

### **Other Business – Staff Update**

Members Seated for this Discussion: Jonathan Wood; Carolyn Matthews; Doug Vogel; Bill Hoitt; Gretchen Gott; Bill Cantwell; Jim Kent.

Mr. Price noted that the Zoning Board of Adjustment granted a variance on February 09, 2011 to the Raymond Shopping Center for an electronic reader board. He noted this was the first challenge to the Board's revised sign ordinance which prohibited these types of signs, that was implemented in March 2009.

The Planning Board heard reports from its members serving on other boards and committees.

The Board discussed its upcoming schedule, and ultimately decided not to hold a meeting on February 17. Mr. Wood asked each member to bring their Master Plan to the March 03 meeting, so the Board could review the Plan and determine which two sections should be the first to receive updating.

**Adjournment**

MOTION: Mr. Cantwell made a motion, seconded by Mr. Hoitt, to adjourn. The motion carried with a unanimous vote of 7-0-0. The meeting adjourned at approximately 8:34 p.m.

Respectfully submitted,

Robert Price  
Planning Technician